

TRANSECT ZONE – T6 URBAN CORE

General Character: Medium to high density mixed use buildings, civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right of way; substantial pedestrian activity

Building Placement: Shallow setbacks or none; buildings oriented to street defining a street wall

Frontage Types: Stoops, dooryards, forecourts, shopfronts, galleries, and arcades

Typical Building Height: 4+ stories with a few shorter buildings

Types of Civic Space: Parks, Plazas, median landscaping

► SUMMARY OF REQUIREMENTS (TABLE 14):

LOT OCCUPATION

Lot width	18' min, 700' max
Lot coverage	100% max

SETBACKS – PRINCIPAL BUILDING

Front (principal)	0' min, 8' max
Front (secondary)	0' min, 8' max
Side	0' min, 8' max
Rear	0' min

Frontage Buildout	90% min <i>(Note: in the absence of a building façade along any part of a frontage line, a street screen shall be built coplanar with the façade. It shall be between 3.5–8' in height and may be replaced by a hedge or a fence, provided they are not transparent. They shall have openings no larger than necessary to allow automobile and pedestrian access. (21.50.070, f.4-5)</i>
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SETBACKS – OUTBUILDING

Front	N/A
Side	N/A
Rear	N/A

BUILDING DISPOSITION (TABLE 9)

Types Permitted:	Rearyard, courtyard
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PRIVATE FRONTAGES (TABLE 7)

Types Permitted:	Forecourt, stoop, shopfront & awning, gallery, arcade
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BUILDING CONFIGURATION (TABLE 8)

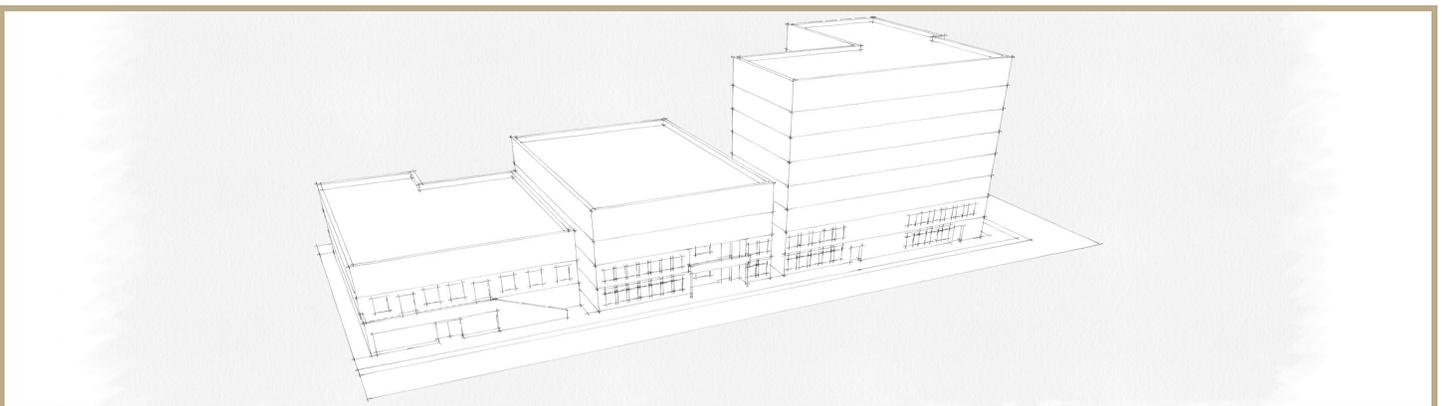
Principal Building	2 stories min
Outbuilding	N/A

BUILDING FUNCTION (TABLES 10 & 11)

Open Use:	Residential, lodging, office, retail
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► BUILDING SCALE PLAN REQUIREMENTS (21.50):

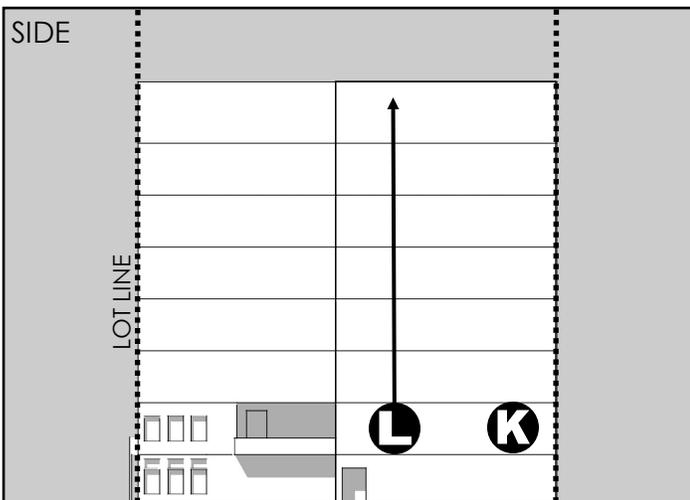
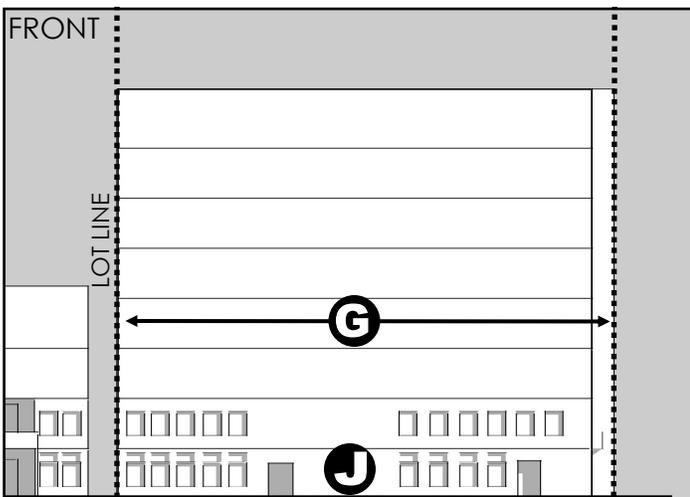
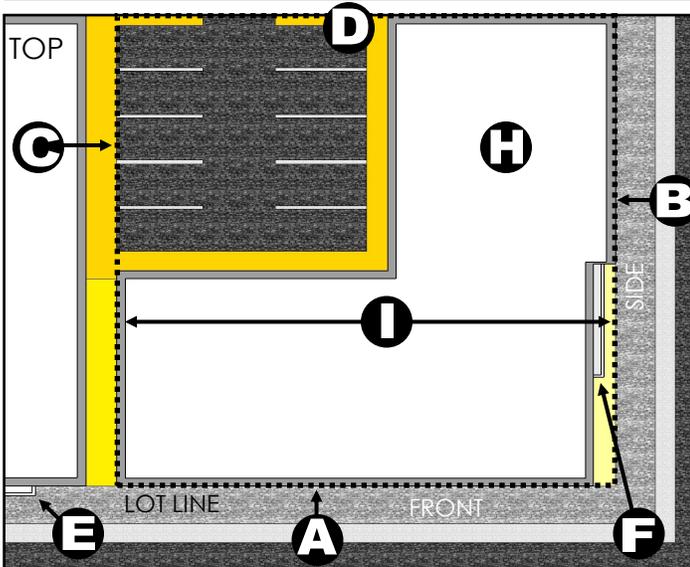
Instructions:	21.50.010	Parking Location Standards:	21.50.100
Building Disposition:	21.50.060	Landscape Standards:	21.50.110
Building Configuration:	21.50.070	Signage Standards:	21.50.120
Building Function:	21.50.080	Natural Drainage Standards:	21.50.130
Parking & Density Calculations:	21.50.090	Architectural Standards:	21.50.140



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► SITE SPECIFIC REQUIREMENTS

BUILDING CONFIGURATION (TABLE 8):



A	FRONT SETBACK (PRIMARY)	0' min, 8' max
B	SIDE STREET SETBACK (SECONDARY)	0' min, 8' max
C	SIDE SETBACK	0' min, 8' max
D	REAR SETBACK	0' min
	OUTBUILDING FRONT SETBACK	Not applicable
	OUTBUILDING SIDE SETBACK	Not applicable
	OUTBUILDING REAR SETBACK	Not applicable
E	PERMITTED SIDEWALK ENCROACHMENTS	To two feet: Awnings, arcades, galleries 25%: Balconies, bay windows
F	PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS	Stoops, lightwells, balconies, bay windows, terraces (Up to 100%)
G	FRONTAGE BUILDOUT	90% min.
H	LOT COVERAGE	100% max
I	LOT WIDTH	18' min, 700' max
J	FIRST STORY HEIGHT	11' - 14', max 25' for commercial uses
K	UPPER STORY HEIGHT	14, max. 2 stories excluding roof, parapet, chimney
L	STORIES	2 min.
	FIRST LAYER	20', Permitted encroachments
	SECOND LAYER	24', Parking, primary & accessory structures
	THIRD LAYER	Parking, primary & accessory structures

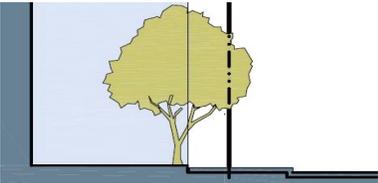
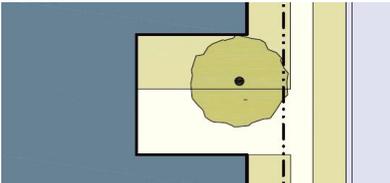
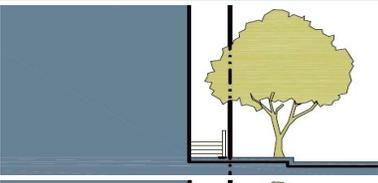
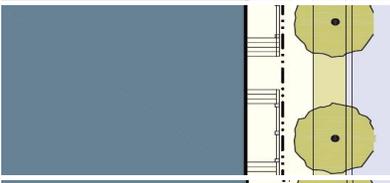
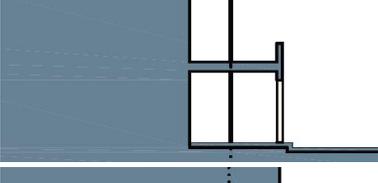
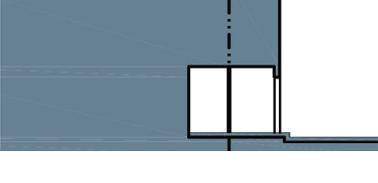
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► SITE SPECIFIC REQUIREMENTS

BUILDING FUNCTION & USE (TABLE 12):

BUILDING FUNCTION	PERMITTED USE
RESIDENTIAL	Mixed use block, Flex Building, Apartment Building, Live/Work Unit, Row House
HOTEL	Hotel, Bed & Breakfast (up to 5 rooms), Inn (up to 12 rooms), School Dormitory
OFFICE	Office Building, Live-work unit
RETAIL	Open-market building, retail building, display gallery, restaurant, kiosk, push cart, liquor establishment
CIVIC	Bus shelter, conference center, convention center, exhibition center, fountain or public art, library, live theater, movie theater, museum, outdoor auditorium, parking structure, passenger terminal, playground, religious assembly, sports stadium, surface parking lot
AGRICULTURE	None
AUTOMOTIVE	Gasoline, drive through facility
CIVIL SUPPORT	Fire station, police station, funeral home, hospital, medical clinic
EDUCATION	College, high school, trade school, elementary school, childcare center
INDUSTRIAL	Light industrial facility, laboratory facility

PRIVATE FRONTAGES (TABLE 7):

Forecourt			A forecourt wherein a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhand the sidewalks.
Scoop			A frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.
Shopfront			A frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb. Syn: retail frontage
Gallery			A frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb.
Arcade			A frontage wherein the façade is a colonnade that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the curb.

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► SITE SPECIFIC REQUIREMENTS

PARKING DENSITY (TABLE 11):

BUILDING FUNCTION	REQUIRED PARKING
RESIDENTIAL	1.0 space/dwelling
LODGING	1.0 spaces/bedroom
OFFICE	2.0 spaces/1,000 sq. ft.
RETAIL	3.0 spaces/1,000 sq. ft.
CIVIC	Determined by Title 20 and Appendix C of the El Paso Municipal Code. On street parking available along the corresponding frontage lines shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within one-quarter mile of the site it serves.
OTHER	See Civic.

PARKING LOCATION STANDARDS (21.50.100):

A	1	Access: Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.
	2	Open parking areas: shall be masked from the frontage by a building or streetscreen.
	3	For buildings on B-Grids: open parking areas may be allowed unmasked on the frontage.
E	1	Parking Location: All parking areas and garages shall be located at the second or third layer.
	2	Entrances: Vehicular entrances to parking lots, garages, and structures shall be no wider than 24' at the frontage.
	3	Pedestrian Exits: from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not into a building) except underground garage levels which may be existed by pedestrians directly into a building.
	4	Parking structures on A grid streets: shall have liner buildings lining the first and second stories.
	5	Bicycle racks: A minimum of one bicycle rack place shall be provided within the public or private frontage for every 10 vehicle parking spaces.

LANDSCAPING REQUIREMENTS (21.50.110):

A	1	Impermeable surfaces: shall be confined to the ratio of lot coverage specified in Table 14f.
E	1	Trees: shall not be required in the first layer.
	2	Paving: The first layer may be paved to match the pavement of the public frontage.

NATURAL DRAINAGE REQUIREMENTS (21.50.130):

A	2	Balconies: should be equipped with planter boxes designed to capture runoff from the balcony.
	3	Green walls: if provided, shall be restricted to non-invasive species.
	4	Cisterns: may be used to capture and recirculate stormwater from buildings.
D	1	Plant species: The landscape installed shall consist primarily of durable species tolerant of soil compaction.
	2	Planter boxes: should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

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▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T6

21.50.060	B	1	A. Only one building in excess of 200 feet shall be permitted in a single pedestrian shed. The width may be adjusted by Warrant up to 10%.
		4	One principal building at the frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 17c.
		6	Facades shall be built parallel to a rectilinear Principal Frontage line or to the tangent of a curved Principal Frontage line, and along a minimum percentage of the frontage length at the setback, as specified on Table 14g, 15 and 16g.
		7	In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may otherwise be adjusted by Warrant provided it does not exceed a 10% deviation.
		8	Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the rear alley or rear lane easement. In the absence of a rear alley or rear lane, the rear setback shall be as shown in Table 14h, 15 and 16h.
		9	To accommodate building on slopes over 10%, relief from front setback requirements is available by Warrant provided it does not exceed a twenty percent deviation.
		C	1
21.50.070	A	2	Buildings on corner lots shall have two Private Frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the Principal Frontage. Prescriptions for the first layer pertain to both frontages.
		3	Building height and stepbacks shall conform to Table 8, Table 14k, and Table 16j.
		4	Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 at ground level, shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.
		5	In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.
		6	Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevated bulkheads.
		F	1
	2		Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer 100% of its depth. Balconies and bay windows may encroach the sidewalk 25% of its depth.
	4		In the absence of a building façade along any part of a frontage line, a streetscreen shall be built coplanar with the façade.
	5		Streetscreens should be between 3.5 and 8 feet in height. The streetscreen may be replaced by a hedge or fence, provided they are not transparent. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
	21.50.080	D	1
2			Manufacturing functions within the first story may be permitted by Variance.
21.50.090	B	1	Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within the pedestrian shed, if available.
		2	The actual parking may be adjusted upward according to the shared parking factor of Table 11 to determine the effective parking. The shared parking factor is available for any two functions within any pair of adjacent blocks.
		5	Accessory units do not count toward density calculations.
		6	Liner buildings less than 30 feet deep and no more than two stories shall be exempt from parking requirements.
21.50.120			Refer to Signage Module.

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▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T6 (Cont.)

21.50.140	A	1	Building wall materials may be combined on each façade only horizontally, with the heavier below the lighter.
		2	Streetscreens should be constructed of a material matching the adjacent building façade.
		3	All openings, including porches, galleries, arcades and windows, with the exception of shopfronts, shall be square or vertical in proportion.
		4	Openings above the first story shall not exceed 50% of the total building wall area, with each façade being calculated independently.
		5	Doors and windows that operate at sliders are prohibited along frontages.
		6	Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
		7	The exterior finish material on all facades shall be limited to brick, cementitious siding and/or stucco.
		8	Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
		9	Balconies and porches shall be made of wrought iron or painted wood.
		10	Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.
Table 9		Building Disposition: Rearyard / Courtyard	
Table 10	A	Open Residential: The number of dwellings on each lot is limited by the requirement of 1 parking place for each dwelling, a ratio which may be reduced according to the shared parking standards.	
	B	Open Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to retail function.	
	C	Open Office: The building area available for office use on each lot is limited by the requirement of 2 assigned parking places per 1,000 square feet of net office space.	
	D	Open Retail: The building area available for retail use is limited by the requirement of 3 assigned parking places per 1,000 square feet of net retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.	